

claim so filed. Despite any language to the contrary herein, it is mutually understood and agreed by and between the parties hereto that the sum of

Five Hundred Dollars (\$ 500.00 ) shall be

deducted from the down payment herein and paid unto George Chapline, Sr., as a commission on the sale herein, and the sum of Fifty

Dollars (\$ 50.00 ) per month on each monthly payment to be likewise paid.

to the said George Chapline, Sr. as a commission on the sale herein, on account of the commissions hereinafter set forth.

✓ It is further agreed that the said Vendees will be given full and complete possession of the entire premises on the 17th day of May, 1954, which said possession shall continue so long as no default shall occur in the payment of the stipulated monthly installments hereinbefore mentioned. In the event of default in the payment of any monthly installments, which said default shall continue for a period of ninety (90) days, it is expressly agreed and covenanted that the Vendors shall have the right to enter and possess the said premises without further notice or proceedings of any kind, and it is further agreed and covenanted that all sums paid under the terms of this Contract of Sale prior to the date of such default, including all improvements made by the Vendees, shall be construed as rent, and that all further rights of the said Vendees under the term of this Contract of Sale shall cease and terminate, time being of the essence of this agreement.

Pending the existence of this Contract of Sale, Vendees agree to pay any and all taxes, water rent, public assessments, insurance premiums; and it is further agreed that in the event there shall be a default in the performance of the covenant to pay said taxes, water rent, public assessments, and insurance premiums, and said default shall continue for a period of thirty (30) days after written notice thereof from the Vendors to the Vendees, it is expressly agreed and covenanted that the Vendors shall have the right to enter and possess the said premises without further notice or proceedings of any kind, and it is further agreed and covenanted that all sums paid under the terms of this Contract of Sale prior to the date of such default, including all improvements made by the Vendees, shall be construed as rent, and all further rights of the said Vendees under the terms of this Contract of Sale shall cease and terminate. The